From:	Steve Braesch
To:	Joshua Hill; Terry Lamb Sr.
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Subject:	FERC Security Upgrades
Date:	Monday, November 14, 2016 2:30:16 PM

Josh –

Our staff recently identified work being done by FERC (contracted through Genesis Security Systems) on the base building stairway doors and locks, emergency power systems and fire life-safety systems that commenced without the knowledge, review or authorization of the Landlord. We are providing this written notice that any work by FERC outside of the Leased Space stop immediately.

We understood from early renovation meetings with GSA and FERC that the Agency would be considering security upgrades. However, we were not aware this work was moving ahead until Genesis crews showed up. The work by Genesis is not part of the building renovation scope being coordinated through GSA, and is not covered under the renovation permits. Therefore the Lease procedures for tenant initiated projects apply.

Prior to beginning work FERC must provide plans, specifications and information to the Landlord for review and approval. After the review is complete the Landlord will advise FERC if the scope is approved. At that time the Landlord will also advise FERC what portion of the work must be done by Landlord's contractors, i.e. keying of base building locks, hook-up to the base building fire system, tie-ins to the emergency generator etc. This coordination and division of work is necessary to ensure that all base building systems for which the Landlord is responsible remain fully operational and code compliant. Also note that only the Landlord can legally apply for building permits through the DC Department of Consumer and Regulatory Affairs for work in the 888 Building.

We just received the FERC Statement of Work and the Technical Proposal from Genesis and will begin the review with our consultants. It appears that the information your staff provided is not specific to 888 and does not specify the base building systems affected. We will let you know if a follow up meeting or additional information is needed to understand the scope and intent.

Thanks

Steve

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